

TRANSFER  
TAX  
PAID**Know all Persons by these Presents**

034576

That we, Grace L. Vigue, of Waterville and Joan V. McClay, of Augusta, County of Kennebec, State of Maine as joint trustees of the GRACE L. VIGUE REVOCABLE TRUST

in consideration of one (1) Dollar and other valuable consideration,

paid by Jane A. McClay, of Readfield, County of Kennebec, State of Maine

whose mailing address is P. O. Box 268  
Augusta, ME 04332

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Jane A. McClay

her heirs and assigns forever,

All of our right, title and interest in and to a certain lot or parcel of land, with the buildings thereon, situated in said Waterville, and bounded and described as follows, to wit:

Westerly by land now or formerly of Manley G. Sawtelle and land now or formerly of the heirs of Eddy and Kimball; southerly by land now or formerly of Charles Grant, and land now or formerly of I. H. Willey; easterly and northerly by the road leading from Waterville to Oakland.

Being the same premises conveyed to Edmond Vallee by the warranty deed of John M. Hilton dated April 20, 1894, and recorded in Kennebec Registry of Deeds, Book 400, Page 590.

Excepting and reserving, however, from the above described parcel, a certain lot or parcel of land conveyed by the said Edmond Vallee to C. P. Getchell on September 17, 1919 by deed recorded in Kennebec Registry of Deeds, Book 577, Page 496, to which deed and record thereof reference is hereby made for a more particular description.

Also another certain lot or parcel of land with the buildings thereon situated in said Waterville, bounded and described as follows:

Beginning at a stone monument set in the ground at the intersection of the southerly line of Western Avenue with the easterly line of land of Adelaide B. Meservey; thence running southerly along the easterly line of said Meservey land two hundred two feet to a stone monument set in the ground; thence running westerly along the southerly line of said Meservey land one hundred thirty-nine and five-tenths feet to a stone monument set in the ground in the easterly line of land of Alden Brothers; thence running southerly two hundred thirteen and seven-tenths feet along the easterly line of said Alden land to a stone monument set in the ground in the northerly line of land supposed to be owned by one LaBonte; thence easterly three hundred fifty-three feet along the northerly line of said LaBonte land, land of one Boyd, land of one Cormier, and land of one Harlow to a stone

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monument set in the ground in the westerly line of land of one Willey; thence northerly one hundred ninety-five feet along the said westerly line of said Willey land and the westerly line of land of one Grant to a stone monument set in the ground in the southerly line of land of the said Vallee; thence westerly one hundred seventy-seven and five-tenths feet along said southerly line of said Vallee land to a stone monument set in the ground; thence northerly along the westerly line of said Vallee land seventy-nine and five-tenths feet; thence easterly sixty-eight feet along the northerly line of said Vallee land to an iron pin set in the ground; thence northerly one hundred thirty-two feet (ten feet along the westerly line of said Vallee land and one hundred twenty-two feet along the westerly line of land of one Sawtelle) to an iron rod and stone post set in the ground in the southerly line aforesaid of said Western Avenue; thence westerly along said southerly line of Western Avenue about one hundred fifteen feet to the point of beginning.

Excepting and reserving, however, from the premises above described, all rights that the said Adelaide B. Meservey, her heirs and assigns, and her grantors may have to use a "proposed street" or way, in common with others, along and over a strip of land forty-five feet in width and extending southerly from said Western Avenue next easterly of and adjacent to said Meservey's easterly line above referred to.

Excepting and reserving from the above conveyance are the premises ~~this date~~ conveyed by the said Delia Vigue to Lionel Vigue.

Excepting and reserving from the premises above described are the premises described in the following deeds of Delia Vigue, Lionel Vigue, Rudolph Michaud, Lionel Tremblay, Antonio Pillon, Hector Cyr, Alfred Carey and Joseph Shank.

This conveyance is made subject to the following restrictions.

1. The grantee, her heirs and assigns, agree that in the event a fence is erected along the northerly boundary of the above described premises, said fence will not exceed four (4) feet in height.
2. The grantee, her heirs and assigns, is not to allow any debris or trash or other unsightly material to be placed on the above described premises that can be seen from the property of Lionel Vigue.

Meaning and intending hereby to convey all right, title, and interest in and to the above described premises, which premises is described in a certain deed from Delia Vigue to Louis Vigue dated December 5, 1963 and which deed is recorded in the Kennebec County Registry of Deeds in Book 1325 Page 207.

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**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Jane A. McClay

her heirs and assigns, to her and their use and behoof forever.

**And** we do **covenant** with the said Grantee, her heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that we and our heirs shall and will **warrant and defend** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof**, we, the said joint trustees, Grace L. Vigue and Joan V. McClay

xandx

~~husband and~~ ~~JOAN V. MCCLAY~~

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hand and seal this 23 day of the month of November, A.D. 19 98.

**Signed, Sealed and Delivered**  
in presence of

Michael J. Melendy  
to wit

Grace L. Vigue  
Grace L. Vigue  
Joan V. McClay  
Joan V. McClay

State of Maine, County of

on: November 23, 19 98

Then personally appeared the above named

and acknowledged the foregoing instrument to be

free act and deed.



Before me,

Michael J. Melendy

Notary Public  
Attorney at Law

MICHAEL J. MELENDY  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES MAY 14, 2005

RECEIVED KENNEBEC SS.

1998 DEC -2 AM 9:00

ATTEST: James B. Mann  
REGISTER OF DEEDS

Printed Name, .....

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